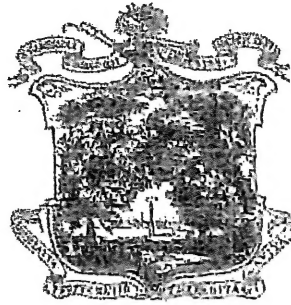


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ARLINGTON, MA 02177

2021 DEC 16 AM 8:33

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ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts
Middlesex, ss

DOCKET NO. 3680

DECISION Special Permit Under ENVIRONMENTAL DESIGN REVIEW

Applicant: Tracy Diehl, 6487 Hilliard Drive, Canal Winchester, OH 43110
Property Address: 699 Massachusetts Avenue, Arlington, Massachusetts 02476

Hearing Date: December 6, 2021
Date of Decision: December 6, 2021

20 Day Appeal Period Ends: January 5th, 2022

Members
Approved

[Signature]
Rachel J. Zember
[Signature]
[Signature]

Opposed

Eugene B. Blanton

Town Clerk's Certification

Date



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Town of Arlington, Massachusetts

Redevelopment Board

730 Massachusetts Avenue, Arlington, Massachusetts 02476

DECISION OF THE BOARD

Environmental Design Review Docket #3680, 699 Mass Ave, Arlington, MA 02476 December 6, 2021

This Decision applies to the application by Tracey Diehl, 6487 Hilliard Drive, Canal Winchester, OH, 43110 for Charles C. Hajjar Trustee/Citizens Six Realty Trust, 30 Adams Street, Milton, MA, 02186 for 699 Massachusetts Avenue, for Special Permit Docket #3680 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant seeks approval of signage that exceeds the allowed signage in the B3 Village District. The Special Permit is to allow the Board to review and approve signage under Section 3.4, Environmental Design Review, and Section 6.2, Signs.

A public hearing was held on December 6, 2021. The public hearing was closed on December 6, 2021, and the docket was approved by a vote of 4-1.

Materials submitted for consideration of this application:

- Application for EDR Special Permit;
- Impact Statement;
- Affidavit of Permit Authorization, dated July 7, 2021;
- Building Permit Application, dated July 13, 2021;
- Sign Submittal Package, prepared by AGI, dated October 13, 2021.

The following criteria have been met, per Section 3.3.3, Arlington Zoning Bylaw:

1. A bank with more than 2,000 square feet of gross floor area with drive-up banking services requires a special permit. A bank has operated at this location since the building was constructed in 1934.
2. This location has operated as a bank for many years and is essential and desirable for the public convenience and welfare.
3. The continued bank use will not create undue traffic congestion or unduly impair pedestrian safety.

4. A bank has operated in this location since the 1930s and will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.
5. The bank use is not subject to any special regulations.
6. The continuation of the bank use, a use that has existed onsite since the 1930s, will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health and welfare.
7. The continued bank use will not be in excess or detrimental to the character of the neighborhood.

The following criteria have been met, per Section 3.4.4, Arlington Zoning Bylaw:

1. **EDR-1 Preservation of Landscape**
There are no changes to the landscape as there are no proposed exterior alterations other than the proposed new signage.
2. **EDR-2 Relation of the Building to the Environment**
There are no changes to the exterior of the building other than the proposed new signage.
3. **EDR-3 Open Space**
There are no changes to open space as a result of the sign proposal.
4. **EDR-4 Circulation**
There are no changes to any circulation patterns.
5. **EDR-5 Surface Water Drainage**
There will be no changes to the exterior of the building or surface water run-off because of this proposal.
6. **EDR-6 Utilities Service**
There will be no changes to the utility service as a result of this proposal.
7. **EDR-7 Advertising Features**
This special permit has been granted to allow signage that exceeds what is allowed in this location, the Business Sign District, as defined by Section 6.2. Per Section 6.2.2(C), the ARB found that the replacement of the existing signage and the introduction of new awnings should be allowed in the public interest.

The following signs have been approved:

1. Signs S1 and S11: Twenty-three (23) custom awnings are proposed over the first floor windows; twenty-two of the awnings are unprinted, the awning over the principal entrance is custom printed with a Citizens “daisy” logo overlay (precise dimensions not provided);
2. Signs S2 and S4: The applicant is permitted to either replace the two existing service island canopy signs over the front and side facades of the drive through with internally illuminated channel lettering signs of no greater than 20 square feet, or eliminate sign S4 and replace sign S2 with a service island canopy sign over the Massachusetts Avenue façade with a sign no greater than 26.04 square feet;
3. Sign S8: A pole mounted customer parking plaque will be refaced (2.5 square feet);
4. Sign S9: A pole mounted directional sign will be replaced with a monument-style directional sign (3 square feet);
5. Signs S10 and S15: Two pole mounted parking signs will be refaced (2.5 square feet, 5 square feet total);
6. Sign S12: A new wall sign mounted on a light bar against the building façade and above the entry awning (approximately 6.7 square feet);
7. Sign S13: An existing wall plaque at the drive through entry noting “teller service inside” will be replaced with a similar plaque (2.5 square feet); a second existing wall plaque will be removed;
8. Sign S16: The existing double-sided rooftop sign will be refaced (25 square feet each side, 50 square feet total);
9. Sign S17: The existing “Citizens Bank” vinyl signage on the entry door will be replaced (dimensions not provided but signage will be the same size as the existing vinyl);
10. Sign S18: Two existing pole-mounted and two existing wall-mounted “do not enter” signs will be replaced (2.5 square feet each; 10 square feet total);
11. Sign S20: The topper on the existing exterior drive up ATM will be replaced (dimensions not provided, but will be the same size as the existing topper);

8. EDR-8 Special Features

There are no such special features proposed for this site.

9. EDR-9 Safety

There are no changes to safety at this site.

10. EDR-10 Heritage

The building and property at 699 Massachusetts Avenue is listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*, and is under the jurisdiction of the Arlington Historical Commission. The Historical Commission will review the signage and this permit shall be conditioned on their approval.

11. EDR-11 Microclimate

There will be no adverse impacts on air and water resources or on temperature levels of the immediate environment.

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12. EDR-12 Sustainable Building and Site Design

There are no changes proposed to the building or site.

The Redevelopment Board made the following finding upon approval:

1. The ARB finds that the nature of the use being made of the building is such that allowing the replacement of the existing signs and the addition of new awnings is in the public interest consistent with Section 6.2 of the Zoning Bylaw.
2. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.

The project must adhere to the following general conditions:

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

The project must adhere to the following special conditions:

1. Sign S9 shall not exceed 3 square feet in compliance with Section 6.2.4 C of the Zoning Bylaw.
2. The final service station canopy signs shall either:
 - Not exceed 20 square feet per each sign in compliance with Section 6.2.5(D)(9) of the Zoning Bylaw; or
 - Sign S4 shall be eliminated and sign S2 shall not exceed 26.04 square feet per the approved plan dated 10/13/2021.

The Owner shall provide a final sign plan to the Department of Planning and Community Development for review and approval.

3. The light bar on sign S12, to be mounted over sign S11, shall be reduced to match the width of the existing windows and awning sign S11 (5 feet 7 inches in width).
4. The tenant shall be responsible for cleaning and maintaining the awnings every two years as suggested by the applicant.